

SENATE BILL SUMMARY

Prepared by the Division of Legislative Information for the Senate Bill **AS ORIGINALLY FILED**. For more detail, see Senate Bill Analyses, if available, prepared by the Senate's professional committee staff.

SB 596

Residential Tenancies/

Victims of Domestic, Dating, Repeat, or Sexual Violence
by Senator Rich

Prohibits a landlord from terminating, failing to renew, or refusing to enter into a rental agreement, or otherwise retaliating because the tenant, applicant, or household member is a victim of domestic violence, dating violence, repeat violence, or sexual violence evidenced by law enforcement agency reports or criminal or civil court records.

Allows said tenants and household members early termination of a residential rental agreement and provides procedures to notify the landlord. Provides that a tenant is not liable to the landlord for any damages or charges for early termination except, including but not limited to, unpaid rent owed and other accrued charges owed to the landlord before the termination and charges for damages to the dwelling unit.

Requires the landlord to change the locks to a tenant's dwelling unit or give the tenant permission to change the locks under certain circumstances.

Denies the perpetrator access to the tenant's dwelling unit unless a court order is provided for the purpose of retrieving personal property. Provides that the landlord is not liable for damages to the property resulting from actions in conformity to this provision. (See bill for details)